

10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorney's fees.

FAST TRACK PLAT AGREEMENT

- Signature of Owner
Alberto J. Perez
Print Name
1. The undersigned Alberto J. Perez is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing Six apartment units.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
- My Commission Expires: 4/8/19
4. The undersigned acknowledges that the tentative plat no. T_____ shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. 22016000080 and plan(s) prepared by, and dated _____ (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

Number of Sites : (1)

FEES:

D.R.E.R.-----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$0.00
D.R.E.R. enviromental-----	\$210.00
PRINT	\$2,082.00

FOR OFFICIAL USE ONLY:

Agenda Date: 9/30/2016
 Tentative No.: T- 23840
 Received Date: 9/19/2016

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
 AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 25 Twp.: 54 S. Rge.: 40 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: PonceCat House

2. Owner's Name: Poncecat 57, LLC Phone: 786-556-3756

Address: 2990 Ponce De Leon Blvd., Suite 500 City: Coral Gables State: FL Zip Code: 33134

Owner's Email Address: ajp@ajpventures.com

3. Surveyor's Name: Delta Mapping and Surveying, Inc. Phone: 786-429-1024

Address: 13301 SW 132nd Ave. Suite 117 City: Miami State: FL Zip Code: 33186

Surveyor's Email Address: delta mapping@gmail.com

4. Folio No(s): 30-4025-035-0880 / 30-4025-035-0870 / _____ / _____

5. Legal Description of Parent Tract: Lot 87 of University Manor as recorded at PB.47 - PG. 7

6. Street boundaries: Lying in the SW corner of SW 57 Ave and SW 62 Street (6200 Red Rd. & 5710 SW 62 St.)

7. Present Zoning: RU-4 Zoning Hearing No.: _____

8. Proposed use of Property:
 Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(12 Units), Industrial/Warehouse(_____ Square .Ft.),
 Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

Alberto J. Perez

(Print name & Title here): Alberto J. Perez, Manager

BEFORE ME, personally appeared Alberto J. Perez this 13 day of July, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ☒ or produce as identification and who did (not) take an oath.

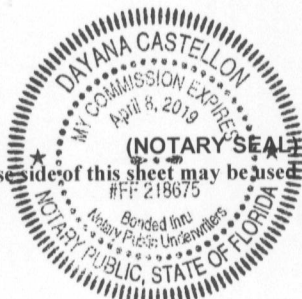
WITNESS my hand and seal in the County and State last aforesaid this 13 day of July, 2016 A.D.

Signature of Notary Public: _____

(Print, Type name here: Dayana Castellon

04/8/19 #FF218675
 (Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



TENTATIVE PLAT T-23840-2-COR
NAME: PONCECAT HOUSE
SEC 25 TWP 54 RGE 40 / DIST. 7
ZONING: / UNINCORPORATED MIAMI-DADE

PONCECAT
HOUSE

LOTS 85, 86 AND 87, UNIVERSITY MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 54 SOUTH, RANGE 40 EAST

LOCATION SKETCH
SCALE: 1"=300'



#	TREE NAME	DIAMETER(IN)	HEIGHT(±FT)	SPREAD(±FT)
1	QUEEN PALM	8	20	10
2	AVOCADO TREE	10	20	20
3	AVOCADO TREE	18	30	20
4	MANGO TREE	20	30	15

LEGEND	
PB	Plat Book
PG	Page
Typ	Typical
ID.	Identification
Elev.	Elevation
ST.	Street
AVE.	Avenue
No.	Number
U	Utility Pole
T	Tree
WM	Water Meter

CONTACT PERSON INFORMATION
Name JORGE NAVARRO, ESQ.
Telephone Number 305-579-0821
Fax Number
e-mail address NAVARROJO@GTLAW.COM

OWNER:
HOUSE57 II, LLC
5728 SW 62ND STREET
MIAMI, FL 33143

DADE COUNTY FLOOD CRITERIA ELEVATION OF 6.5' FEET MORE OR LESS THIS ELEVATION WAS PRORATED FROM PLAT BOOK 120 AT PAGE 13, SHEET NO. 3 (DATED 6-6-94 AND SHOULD BE VERIFIED AND APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT OF MIAMI-DADE COUNTY, FLORIDA

DEVELOPMENT INFORMATION:

Building Use: RESIDENTIAL

Existing Building Square Footage:

LOT 1 - 1 BUILDING, 12 APARTMENT UNITS
(TO REMAIN)
APPROXIMATELY 14,037 SQ.FT.
LOT 2 - 2 DUPLEX BUILDINGS, TOTAL OF 4 UNITS
(TO BE DEMOLISHED)
APPROXIMATELY 3,895 SQ.FT.

Proposed Building Square Footage:

LOT 2 - 1 BUILDING, 6 APARTMENT UNITS
APPROXIMATELY 8,140 SQ.FT.
Two SUR's Required

Primary Zone:

LOT 1 - RU-4, HIGH DENSITY APARTMENT HOUSE DISTRICT
LOT 2 - RU-2, TWO-FAMILY RESIDENTIAL DISTRICT

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF PARENT TRACT:

LOTS 85, 86 AND 87, UNIVERSITY MANOR, according to the Plat thereof, as recorded in Plat Book 47 at Page 7 of the Public Records of Miami-Dade County Florida.

FOLIO NUMBERS:

30-4025-035-0850

30-4025-035-0860

30-4025-035-0870

30-4025-035-0880

SURVEY FOR: A.P. VENTURES

5728 SW 62ND ST

5740 SW 62ND ST

MIAMI, FLORIDA 33143

I HEREBY CERTIFY: THAT THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE UNDER MY RESPONSIBLE CHARGE ON AUGUST 17, 2016, AND AS A "TENTATIVE PLAT" FOR MIAMI-DADE COUNTY, AND MEETS THE APPLICABLE CODES AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132 AVENUE, SUITE 117
MIAMI, FLORIDA 33186

DELTA MAPPING AND SURVEYING, INC.

WALDO F. PAEZ DATE SIGNED: 10-25-16

PROFESSIONAL SURVEYOR AND MAPPER

NO. 3284

STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION

L.B. NO. 7950

STATE OF FLORIDA

786-429-1024

FAX: 786-592-1152

1) FLOOD ZONE: X BASE: N/A PANEL NO. 12086C0458L

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY

4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED

5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT

6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE

7) TYPE OF SURVEY: BOUNDARY SURVEY

8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT

9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES

11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON

12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE

13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (S-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT

14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.

16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER

PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

0.0 DENOTES EXISTING ELEVATION

ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929

BENCHMARK: OGBM 324 ELEVATION: +9.84'

LOCATOR INDEX: SAN AMARO DRIVE AND ALBENGA AVENUE SE CORNER

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF SOUTH 89 DEGREES 52 MINUTES 09 SECONDS WEST FOR THE SOUTH RIGHT OF WAY LINE OF SW 62ND ST

FIELD SURVEY DATE: 4-20-16 SCALE: 1" = 20'

DRAWING DATE: 4-21-16 FB: SKETCH DRAWING NO.: 16-0205

REVISED DATE: 05-06-16 (SHOW LOT AREA) NEW DRAWING NO.: 16-0294

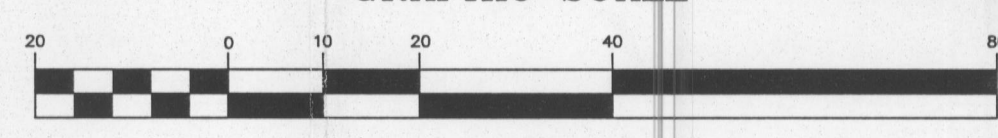
REVISED DATE: 05-26-2016 (ADDITIONAL PORTION OF LOT 87) NEW DRAWING NO.: 16-0303

REVISED DATE: 06-01-2016 (WAIVER OF PLAT) NEW DRAWING NO.: 16-0410

REVISED DATE: 08-17-2016 (T-PLAT) COMMITTEE & FDOT

REVISED DATE: 10-04-2016 (CORRECTIONS PER MDC PLAT COMMITTEE & FDOT)

GRAPHIC SCALE



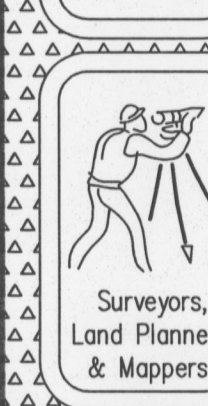
SEAL

REVISIONS

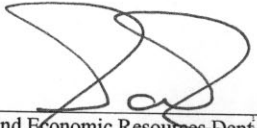
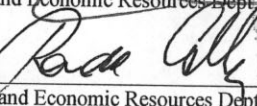
DATE:	08-17-2016
SCALE:	1" = 20'
DRAWN BY:	M.G.
DRAWING NO:	16-0303
SHEET NO.	1 OF 1

Boundary & Topographic Survey
OF A PORTION OF LAND IN THE NE1/4 OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Delta Mapping and Surveying, Inc.
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



PONCECAT HOUSE

TENTATIVE PLAT NO. **23840-2-COR.**
 Sec. 25 Twp. 54 Rge. 40
 Municipality: MIAMI-DADE
 Zoned: RU-2
 RECOMMENDS APPROVAL 11-4-16 
 Date. Regulatory and Economic Resources Dept. (Platting)
 RECOMMENDS APPROVAL 11-4-16 
 Date. Regulatory and Economic Resources Dept. (Zoning)

2

- ☒ For the removal of any tree a permit is required.
- ☒ Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.
- ☒ Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan.
- ☒ Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit).
- ☒ Florida Department of Transportation approval required prior to final plat review. See attached FDOT memorandum for additional concerns and requirements. Contact Cristina Kinman at (305) 470-5489 for details.
- ☒ All non-conforming structures must be removed prior to final plat review. An up-dated survey from a registered Land Surveyor showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.
- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ Unity of Title for all parcels required prior to final plat review.
- ☒ School Board approval required prior to final plat review.
- ☒ MDWASD approval required prior to final plat review.
- ☒ See attached Miami Dade Water and Sewer Department (MDWASAD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ Two (2) SUR's required prior to Final Plat review. Proper notation on the final plat is required.
- ☒ Note: Release of permits for models is contingent to the submittal of the required SUR's. Zoning Division approval is required.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Processing fee for Permanent Reference Monument Verification.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)

- ☒ Recommends approval as a "Fast Track" subject to approval of Public Hearing Application No. Z2016000080 and subject to the requirements checked below: (Concurrency capacity is not reserved at this time)
- ☒ No permit is to be issued until official Tentative Plat approval is given. Concurrency review is not given at this time.
- ☒ As per steps 8 and 9 of the procedures for Fast Tracking Plat Applications, upon approval of the Zoning Hearing or ASPR, the developer/applicant, in coordination with the Department of Regulatory and Economic Resources (Zoning), is responsible for scheduling the tentative plat at the next available Plat Committee meeting in order to officially approve the plat as a regular tentative plat.
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above, but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Tentative Plat valid until August 4, 2017
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 6.5 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.